

002.A

0005

0013.3

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
290,600 / 290,600
290,600 / 290,600
290,600 / 290,600
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4-6		HERBERT RD, ARLINGTON

OWNERSHIP

Owner 1:	FERGUSON XIAO HE	Unit #:	3
Owner 2:			
Owner 3:			
Street 1:	4-6 HERBERT RD UNIT 3		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	VICTOR ELIZABETH -
Owner 2:	-
Street 1:	4-6 HERBERT RD UNIT 3
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:

Postal: 02474	
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NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 754 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7822												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										280585
										GIS Ref
										GIS Ref
										Insp Date
										05/10/18

!15334!

USER DEFINED

Prior Id # 1:	2026
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	05:04:11
LAST REV	
Date	Time
05/11/18	10:53:42
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 002.A-0005-0013.3

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	286,500	0	.	.	286,500	286,500	Year End Roll	12/18/2019
2019	102	FV	292,000	0	.	.	292,000	292,000	Year End Roll	1/3/2019
2018	102	FV	259,300	0	.	.	259,300	259,300	Year End Roll	12/20/2017
2017	102	FV	237,200	0	.	.	237,200	237,200	Year End Roll	1/3/2017
2016	102	FV	237,200	0	.	.	237,200	237,200	Year End	1/4/2016
2015	102	FV	219,900	0	.	.	219,900	219,900	Year End Roll	12/11/2014
2014	102	FV	210,300	0	.	.	210,300	210,300	Year End Roll	12/16/2013
2013	102	FV	210,300	0	.	.	210,300	210,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VICTOR ELIZABET	59639-28		7/31/2012		225,000	No	No		
HAYES MARY M	47452-170		5/16/2006		242,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2018								
10/30/2012								
3/15/2007								

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Measured	DGM	D Mann
10/30/2012	MLS	EMK	Ellen K
3/15/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: WHITE				A Kits:	Rating:													
View / Desir:				Fpl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1925	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G8	Fact: .			Floor: 3 - 3rd Floor														
Const Mod:				% Own: 27.000000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:				1	5	1	1							
Sec Int Wall:		%		Economic:														
Partition: T - Typical				Special:														
Prim Floors: 3 - Hardwood				Override:														
Sec Floors: 4 - Carpet	25 %			Total: 18.6 %														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES										
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:				Size Adj.: 1.35000002														
Electric: 3 - Typical				Const Adj.: 0.98745072														
Insulation: 2 - Typical				Adj \$ / SQ: 393.252														
Int vs Ext: S				Other Features: 60500														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC:			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 357012														
% Com Wall	% Sprinkled:			Depreciation: 66404														
				Depreciated Total: 290608														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 002.A-0005-0013.3														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:																	
Total Special Features:																		
Total:																		